

PHAPlans

5YearPlanforFiscalYears2002 -2006
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: TheHousingAuthorityoftheCityofHuntsville,Alabama

PHANumber: AL09 -047

PHAFiscalYearBeginning:April1,2002

Public Accessto Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)








☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)
We have adopted the following Mission to guide the activities of the Huntsville Housing Authority.

Be It Resolved, that the Mission of The Housing Authority of the City Of Huntsville, Alabama is to:

Eliminate the negative influence of poverty in public housing to ensure that residents develop self-esteem and lead fulfilling and productive lives.

In order to achieve this mission, we will provide for:

-  Decent, safe and sanitary housing;
-  Guidance that lends to self-empowerment;
-  Assistance in delivering health, personal and social services to residents to remove barriers to their independence;
-  Educational assistance toward GED certification and matriculation in institutions of higher learning in academic and trades schools;
-  Pre-employment training for particular jobs;
-  Opportunities for entry level employment in industries and disciplines which will provide economic stability and reward to ensure self-sufficiency; and
-  Affordable housing opportunities and promote homeownership.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAs are STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
 - ☒ Reduce public housing vacancies: by 3%
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHA S score) Remain High Performer Rating
 - ☒ Improve voucher management: (SEMAP score) Remain High Performer Rating
 - ☒ Increase customer satisfaction:
 - ☒ Concentrate one effort to improve specific management functions: Vacancy turnaround, high ratings of housing stock inspections, public housing finance; voucher unit inspections
 - ☒ Renovate or modernize public housing units: CGP funds for Viability
 - ☒ Demolish or dispose of obsolete public housing: Selective demolition of Sparkman Homes (AL47 -03)
 - ☐ Provide replacement public housing :
 - ☒ Provide replacement vouchers: Drake Tower (AL47 -09) demolition and selective demolition of Sparkman Homes (AL47 -03)
 - ☐ Other: (list below)
- ☒ PHA Goal: Increase assisted housing choices
Objectives:
- ☐ Provide voucher mobility counseling:
 - ☒ Conduct outreach effort to potential voucher landlords: Increase potential (landlord) pool by 3%
 - ☐ Increase voucher payment standards:
 - ☐ Implement voucher home ownership program:
 - ☐ Implement public housing or other home ownership programs:
 - ☐ Implement public housing site -based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: by 3%
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: by 3%
 - ☒ Implement public housing security improvements: PHDEP Grants - ongoing
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities):
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families: by 2%
 - ☒ Provide or attract supportive services to improve assistance recipients' employability: Outreach to applicable community, partners and agencies.
 - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities: Outreach to applicable community partners and agencies.
 - ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: Increase public notice measures and promotions.

- ☒ Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment forfamilieslivinginassistedhousing,regardlessofrace,color,religion nationalorigin,sex,familialstatus,anddisability:Increasepublicnotice measuresandpromotions
- ☒ Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons withallvarietiesofdisabilitiesregardlessofunitsizerequired:Increase publicnoticemeasuresandpromotions.
- ☐ Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

Wehavealsoadoptedthefollowinggoalsandobjectivesforthenextfiveyears.

GoalOne: ManagetheHuntsvilleHousingAuthority'sexistingpublichousing programinanefficientandeffectivemannertherebyqualifyingasatleast ahighperformer.

Objectives:

- A. HUDshallrecognizetheHuntsvilleHousingAuthorityasahigh performerinaccordancewithPHASbyMarch31,2006.
- B. TheHuntsvilleHousingAuthorityshallmakeourpublichousingunits moremarketabletothecommunityasevidencedbyanincreaseinour waitinglisttoonethatrequiresasix-monthwaitforhousingby March31,2006.
- C. TheHuntsvilleHousingAuthorityshallpromoteamotivatingwork environmentwithacapableandefficientteamofemployeeestooperate asacustomer-friendlyandfiscallyprudentleaderintheaffordable housingindustry.

GoalTwo: ProvideasafeandsecureenvironmentintheHuntsvilleHousing Authority'spublichousingdevelopments.

Objectives:

- A. TheHuntsvilleHousingAuthorityshallreducecrimeinits developmentstotheratethatislessthantheirsurrounding neighborhoodbyMarch31,2006.
- B. TheHuntsvilleHousingAuthorityshallannuallyrefinethememorandumofunderstandingbetweenthejurisdiction'spoliceforce andthisagency.Thepurposeofthisistobetterdefinethe"edge

problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.

- C. The Huntsville Housing Authority shall reduce its evictions by 5% due to violations of criminal laws by March 31, 2006.

Goal Three: Continue to improve communications outside the agency, among the staff, with residents and the community at large.

Objectives:

- A. Continue to improve public relations and communication with the City, County and Community Agencies, organizations and businesses. Market success stories through available media outlets.
- B. Improve telephone, radio and computer communications systems.
- C. Continue to conduct meetings with residents and community to obtain feedback on proposed grant, physical and management improvements.

Goal Four: Provide Board, Staff and Residents of HHA professional development, training and educational opportunities.

Objectives:

- A. Increase the knowledge of staff who operate computers to utilize the existing computer applications currently used by the Authority to their maximum capability.
- B. Provide staff with professional development training in the following areas:
 - 1. Oral, Written and Non-verbal communications
 - 2. Active Listening
 - 3. Time Management
 - 4. Stress Management
 - 5. Supervisory and Leadership training
 - 6. Maintenance Trade Skills
 - 7. Standard Operating Procedures and General Policies
- C. Provide leadership, conflict resolution, entrepreneurship and other training opportunities to resident leaders, resident council officers, and other interested residents.
- D. Inform Board members of HUD policy and procedural changes in a timely manner. Secure training to fullest extent possible in meeting training needs.

Goal Five:

Implement income generating and cost saving measures.

Objectives:

- A. Identify property investments.

- B. Research Grant opportunities.
- C. Lease up Section 8 units to maximum extent allowable. (Budget ed Authority)
- D. Implement energy and utility saving efforts.
- E. Utilize force account labor in modernization renovations.
- F. Identify fixed costs which can be reduced.
- G. Hold residents accountable for fire safety, trash cleanup, etc.
- H. Hold employees accountable for safety, paper waste, lease violations, etc.
- I. Review HUD regulatory changes which allow for increased discretionary income.
- J. Identify other dollar generators.
- K. Sell seats for HHA's in house training to other local agencies.

Goal Six :

Foster residents self -sufficiency and economic opportunities.

Objectives:

- A. Comply with Section 3 Goals as established by HUD, including promotion of in -house hiring opportunities for assisted housing residents.
- B. Coordinate activities with the Workforce Development Board, Work Experience Program, and other aspects of WAGES Welfare Reform policies.
- C. Continue to develop maintenance and management trainee programs.
- D. Child Care resources will be increased.
- E. Develop a Computer Learning Center for use by children and adults.
- F. Scholarships for residents and students will be developed.
- G. Entrepreneur Training will be developed and expanded.
- H. Market the Family Self -sufficiency Program more effectively to resident and fill all available slots.

Goal Seven:

Review, revise, develop and implement policies and procedures in accordance with the changing regulatory environment.

Objectives:

- A. Comply with public records retention guidelines.
- B. Review existing Memorandums of Understandings with Resident Councils, law enforcement and other agencies.
- C. Develop a new and improved Resident Orientation Program, and Handbook for new residents of Public and Section 8 Housing.
- D. Revise and improve the Section 8 rental assistance program and landlord handbook.

- E. Market the program to non-traditional applicants, including working households and non-minorities.
- F. Update the Resident Selection and Assignment Plan.
- G. Implement effective housekeeping and yard cleanliness guidelines.
- H. Update/review other agency policies and procedures.

Goal Eight:

Encourage community, resident and staff teamwork.

Objectives:

- A. Utilize designated community facilities to offer community services and meet with residents about community needs.
- B. Utilize incentives to encourage resident and management involvement in crime reduction and community participation.
- C. Partner with local agencies and groups to offer services needed by assisted housing residents.
- D. Continue to improve communications with and expand outreach to landlords in the Section 8 rental assistance program and expand participation.

Goal Nine:

Improve physical conditions and appearances of all properties.

Objectives:

- A. Utilize the modernization planning program to develop and implement a five-year improvement plan.
- B. Develop programs and procedures to improve landscaping, cleanliness and beautification.
- C. Continue to implement preventive maintenance programs for plumbing, electrical and general maintenance.
- D. Continue to improve pest control procedures.

Goal Ten:

Retain skilled and qualified employees, volunteers, contractors, and consultants to accomplish objectives of this housing plan.

Objectives:

- A. Select highly qualified employees and volunteers by proper interviewing techniques, reference checks, background investigations and outreach techniques.
- B. Select contractors and consultants based upon price and qualification factors, using broad outreach efforts. Ensure that contractors and consultants satisfy the terms of their contracts.

Goal Eleven:

Fully utilize, upgrade, and/or replace the existing computer hardware and software.

Objectives:

- A. Award a contract to a qualified firm to develop a computer needs assessment. The report resulting from this assessment will recommend hardware to upgrade the capacity of the current mainframe and to integrate all existing peripheral computer equipment. The report will also identify software that is especially designed for use by housing authorities which meets the needs of all HHA users.
- B. Develop in-house expert to handle routine computer problems.
- C. Implement regular training schedule to upgrade skills of all employees, including video training.

Goal Twelve:

Implement the system as established through Human Resources for rewarding employees for exemplary contributions and commitment.

Objectives:

- A. Increase awareness of rewards system (pay for performance) established by Human Resources Department.
- B. Utilize open door policy as designated by Management.
- C. Recognize all employees equally at staff function.
- D. Utilize Human Resources to ensure all employee birthdays are recognized.

Goal Thirteen:

Improve and enhance HHA's public image.

Objectives:

- A. Improve site appearance of all properties.
- B. Market our successful programs and residents
- C. Perform customer services surveys
- D. Communicate more effectively with local government and other community agencies.
- E. Place logo on vehicles

Goal Fourteen:

Foster resident youth empowerment opportunities.

Objectives:

- A. Assess needs and desires of youth.
- B. Survey existing programs.
- C. Partner with local agencies to provide services on site.

- D. Communicate with schools, police, Serious Habitual Offenders Community Awareness Program (SHOCAP)
- E. Participate in and expand youth employment programs.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- We have adopted an aggressive screening policy for public housing to ensure to the best of our ability that new admissions will be good neighbors. In our Section 8 program, we are screening applicants to the fullest extent allowable while not taking away the ultimate responsibility from the landlord. Our screening practices will meet all fair housing requirements.
- We have implemented a tenacious deconcentration policy.
- Applicants will be selected from the waiting list by preference and in order of the date and time they applied.
- We have established a minimum rent of \$50.00.
- We have established flat rents for all of our developments.
- In an attempt to encourage work and advancement in the workplace, we are not requiring interim recertifications if a resident or Section 8 participants have an increase in income. The increase will be reported at the next regular recertification.

In summary, we are on course to improve the choices and conditions of affordable housing in Huntsville (Madison County), Alabama.

AnnualPHAPlan
PHAFiscalYear
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing - PHAS 100% Management Certification**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Senior management of the 2001 Huntsville Housing Authority planning session addressed numerous environmental issues, both internal and external to the Authority that will affect the organization's ability to carry out its mission. Based on the environmental issues, the following assumptions have been developed.

WELFARE REFORM - Senior management agrees there is a need to prepare residents for welfare changes. Without this preparation these changes may lead to the probability of homelessness, increased crime, drug abuse, domestic violence and stress relating to less subsidy. Educate residents on employment and social opportunities in order to increase self-esteem and self-sufficiency. There is a need for resident job training programs and employment referral services.

APPEARANCE OF HHA FACILITIES - There will be a need to improve the appearance of HHA facilities to enhance our public image and attract working families as applicants. Investigate the possibility of utilizing juvenile offenders to work off their probationary hours by cleaning up the complexes.

AFFORDABLE CHILD CARE AND TRANSPORTATION - These two obstacles to self-sufficiency must be addressed in a coordinated fashion.

PREPARE FOR FUTURE BUDGET CUTS - They have already started and more are on the way. Staff and residents need to be informed of these changes. Social programs

will be restructured and dollars reduced. Look for other sources of revenue. Continue in -
house training programs to achieve maximum production for payroll costs. Review level
of services and review organizational structure for efficient and effective delivery of
services and/or service reductions. Strictly enforce lease to decrease damages. Attract
higher income residents and carry out energy performance contracting.

TECHNOLOGY - Seek opportunities to utilize current technology to reduce costs and
provide adequate services. Remain current with computer hardware and software
changes to increase productivity.

FEWER HUD GUIDELINES/LESS OVERSIGHT - Modify policy and procedures to
take advantage of this change. Stay informed of current changes from NAHRO,
AAHRA, and PHADA, industry organizations, which advocate for assisted housing.
Inform our state and local officials/representatives of our concerns and ask for their
support. Also, ask them to inform us of any proposed changes and how it might impact
our organization and clients.

EDUCATION/TRAINING - Train residents in parenting. Provide workshops, videos
on parenting, drug education, and human behavior. There is a need to educate staff and
residents of upcoming organizational changes and how to prepare for them. Develop
programs to encourage/enhance skills of our residents to move from being dependent on
the system to becoming independent by self-esteem/motivational classes.

ESTABLISH PARTNERSHIPS - HHA should pursue partnerships with non-profit
and/or for-profit developers who have expertise in new financing techniques. We need to
train staff who can become knowledgeable of these new techniques.

ACCOUNTABILITY - Accountability at all levels: residents, staff, and Board. Both
residents and staff need to improve their cooperation with each other.

STRATEGIC PLANNING - will be critical to survival in a non-operating environment that
is less dependent on HUD funding and more market-oriented. The following areas are
key factors in ensuring the future of The Housing Authority of the City of Huntsville,
Alabama:

- Local initiatives will be essential if HHA is to succeed in making the transition to this
new era. These initiatives will include public-private partnerships, entrepreneurial
ventures, and innovative financing mechanisms.
- If HHA sites are fully modernized, can these units compete with the private market?
- Do any sites have redevelopment potential?

- What sources of non-federal financing are available for rehabilitation or construction of new affordable housing?
- What mixed-financing options are available? Such as the Huntsville Housing Authority's tax-exempt financing capabilities, local bank loans, leveraging Community Reinvestment Act (CRA) requirements, municipal tax increment financing, use of Federal National Mortgage Association (FNMA), Federal Home Loan Bank (FHLB), Standard and Poors (S&P), and other finance enhancement programs will be explored.
- What public-private partnerships can benefit the HHA? We must facilitate HHA-private sector partnerships that maximize housing opportunities for low- and moderate-income renters and homeowners.
- What private sector real estate management/maintenance techniques can reduce HHA operational costs?
- To advise HHA on taking advantage of new opportunities presented by deregulation.
- To assist in the development of local housing programs that enjoy broad-based community support and promote the economic viability of the Housing Authority.
- Homeownership strategies.
- Recommendations to combine available Federal programs.
- Using HHA equity to secure financing for development.
- Creating a mixed-income resident base.
- Combining other Federal funding resources, such as HOME and CDBG, with HHA programs.
- Market Analysis and Marketing.
- Planning Landlord and Zoning.
- HOPE VI is aimed at revitalizing severely distressed public housing.

Up to 20% of an award may be used for community services programs, such as literacy training, job training, day-care and youth activities.

- Funding capital repair costs of major renovation, rehabilitation and other physical improvements.
- Capital cost of replacement units and Section 8 Vouchers for replacement.
- Management improvements for the renovated developments.
- Planning and technical assistance.
- Demolition.
- The Huntsville Housing Authority plays the predominant role in responding to the City of Huntsville's extremely low-income (below 30% median) and low-income (below 50% median to 30% median) housing needs. Providing such extensive housing opportunities to the City of Huntsville's population of 158,216 and Madison County's population of 276,700 (2000 Census Data) is a priority of the Huntsville Housing Authority's deep commitment to its housing mission.
- There is a shortage of affordable housing.
- Can residents be linked to community resources that foster self-sufficiency, empowerment, upward mobility, and homeownership?
- How will the Huntsville Housing Authority's vision for the future be coordinated with other affordable housing players, including the following:
 - Huntsville Department of Community Development
 - Housing Assistance Partnership Task Force Planning Commission
 - Alabama Housing Development Agency Affordable Housing Advisory Committee and Huntsville Citizens Advisory committee
- An important part of how HHA evaluates itself is by an assessment of their housing stock
- Re-engineering of Section 8 Projects.
- Demolishing/replacing obsolete public housing; if demolished, can land be used for redevelopment purposes.
- Vouchering out of obsolete public housing.
- Converting public housing to market rate housing with a mix of incomes.

- Revitalizing existing low -income housing through density reductions, reconfiguration of sites, and rehabilitation.
- Using Low -Income Housing Tax Credits (LIHTC) program in the development of new affordable housing and selling tax credits to produce additional revenues for the Huntsville Housing Authority deficits.
- Examining the effect of welfare reform on HHA residents.

A SPECIFIC SET OF UNIQUE SKILLS - are required to accomplish effectively and in a timely manner the objectives of a replacement housing program. These include a comprehensive analysis of the operations and assets of the Authority:

- Experience in private and public housing management and marketing
- Ability to analyze accurately housing development feasibility
- Experience in construction estimating, budgeting, and management
- Ability to leverage public resources (tax credits, grants, loans, etc.) and package them with private financing
- Ability to manage effectively the project team and to maintain project schedules and budgets
- Ability to work effectively with local leaders, community organizations and community residents
- Sensitivity to and concern for urban planning, design, and land use objectives as well as community social and economic development objectives.

After a careful examination of the items stated above, the authority can prioritize and refine strategic options based on inputs from this process.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration (AL047a02)
- ☒ FY2002 Capital Fund Program Annual Statement
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ Implementation of Public Housing Resident Community Service Requirements – AL047e02
- ☒ Resident Membership of the PHA Governing Board –AL047f02
- ☒ Membership of the Resident Advisory Board –AL047g02
- ☒ Voluntary Conversion of Developments from Public Housing Stock: Required Initial Assessments – AL047k02
- ☒ FY1999 Comprehensive Grant Program Performance and Evaluation Report, HUD No. AL09 -P047-708- AL047l02

- ☒ FY2000 Capital Fund Program Performance and Evaluation Report, HUD No. AL09-P047-50100- AL047m02
- ☒ FY2001 Capital Fund Program Performance and Evaluation Report, HUD No. AL09-P047-50101- AL047n02

Optional Attachments:

- ☐ PHA Management Organizational Chart
- ☒ FY2002 Capital Fund Program 5 Year Action Plan
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) Resident Advisory Board Recommendations FY2002 - AL047b02
- ☒ Other (List below, providing each attachment name)
- ☒ Civil Rights Certification -AL047c02
- ☒ Resident Survey Follow -up Plan -AL047d02
- ☒ Pet Policy -AL047h02
- ☒ Brief Progress of 5 -Year Plan -AL047i02
- ☒ Section 8 Homeownership Capacity Statement -AL047j02

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing (Designated Housing Plans)	Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Pet Policy	Annual Plan: Pet Policy

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	5,628	5	4	4	3	3	5
Income > 30% but ≤ 50% of AMI	3,950	4	4	4	3	3	4
Income > 50% but < 80% of AMI	5,397	3	3	3	3	3	3
Elderly	1,249	3	3	2	4	2	3
Families with Disabilities	N/A	4	N/A	3	4	2	3
Race/Ethnicity	3,623	5	4	4	3	3	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s Five -Year Plan
Indicate year: 1997 -2001
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset: 1990
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Need of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing need of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site -based or sub-jurisdictional public housing waiting lists at their option.

Housing Need of Families on the Waiting List
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant -based assistance <input checked="" type="checkbox"/> Public Housing (data as of 9/30/01) <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	136		1 month
Extremely low income <= 30% AMI	54	40%	
Very low income (> 30% but <= 50% AMI)	82	60%	
Low income (> 50% but < 80% AMI)	0	0	
Families with children	76	56%	
Elderly families	6	4%	
Families with Disabilities	13	10%	
Race/ethnicity	Black – 96	71%	
Race/ethnicity	White – 40	29%	
Race/ethnicity	Other – 0	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	60	44%	
2BR	50	37%	
3BR	19	14%	
4BR	6	4%	
5BR	1	1%	
5+BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsofFamiliesonthe WaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance(dataasof9/30/01)			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	772		18months
Extremelylow income<=30%AMI	564	76%	
Verylo wincome (>30%but<=50%AMI)	93	22%	
Lowincome (>50%but<80%AMI)	7	2%	
Familieswith children	644	98%	
Elderlyfamilies	50	2.5%	
Familieswith Disabilities	65	8.5%	
Race/ethnicity	Black -664	86%	
Race/ethnicity	White -85	11%	
Race/ethnicity	Other -23	<3%	
Characteristicsby BedroomSize (PublicHousing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 19 months	
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Project -based only.	

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by: April 1, 2002 – March 31, 2003

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☒ Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- ☒ Maintain or increase Section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase Section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase Section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below):

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional Section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other (list below):

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other (list below):

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special -purpose voucher targeted to the elderly, should they become available
- ☐ Other (list below):

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special -purpose voucher targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other (list below):

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other (list below):

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☐ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the Section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other (list below):

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs

- ☐ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$5,017,828.00	Funds 69% of the Conventional Public Housing Program
b) Public Housing Capital Fund	\$3,269,625.00	Funds the Modernization Program
c) HOPE VI Revitalization		
d) HOPE VI Demolition	\$182,952.00	Sparkman Homes (AL 47 - 03) - Selective Demolition
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,424,162.00	Funds the Section 8 Program
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
CGP708 -99	\$162,591.00	Unobligatedfunds
CFP501 -00	395,043.00	Unobligatedfunds
CFP501 -01	3,269,625.00	Unobligatedfunds
2001PHDEP	437,085.00	Unobligatedfunds
2000PHDEP	47,048.00	Unobligatedfunds
1999EDSS	223,743.00	Unobligatedfunds
3.PublicHousingDwellingRental Income	\$2,000,000.00	
4.Otherincome (listbelow)		
Other	\$50,000.00	Funds1%ofthe ConventionalProgram
5.Non -federalsources (listbelow)		
SpecialFund:		
HHSSManagementFee	\$4,800.00	Fundsforspecialprojects& entrepreneurialprograms
IncomefromLaundryMachines	800.00	Fundsforspecialprojects& entrepreneurialprograms
Totalresources	\$18,485,302.00	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponen t3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- ☐ Whenfamiliesarewithinacertainnumberofbeingofferedaunit:Five(5) ordinalvalue
- ☐ Whenfam iliesarewithinacertaintimeofbeingofferedaunit:Five(5)days
- ☒ Other:(describe)Immediatelyuponreceiptofapplication.

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublic housing(selectallthatapply)?

- ☒ CriminalorDrug -relatedactivity
- ☐ Rentalhistory
- ☐ Housekeeping
- ☒ Other(describe)CreditHistory

- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source) -

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe):

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant units does the PHA give applicants ordinarily given before they fall to the bottom of the list and are removed from the waiting list? (select one)

- ☐ One
☐ Two
☒ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☒ Resident choice: (state circumstances below) Prior written approval by PHA Housing management staff
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☐ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- ☐ 2 Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☒ The PHA applies preferences within income tiers
- ☐ Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list) Housekeeping Video

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Everything below is the old version of Deconcentration

- a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site based waiting lists
If selected, list targeted developments below:
- ☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and development targeted below)
- d. ☒ Yes ☐ No: Did the PHA adopt any changes to its **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing

- ☐ Actionstoimprovethe marketabilityofcertaindevelopments
- ☒ Adoptionoradjustmentofceilingrentsforcertaindevelopments
- ☐ Adoptionofrentincentivestoencourage deconcentrationofpovertyandincome mixing
- ☐ Other(listbelow)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☐ Not applicable: Results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation
- ☒ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☒ Other (list below) Credit History

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug -related activity

- ☒ Other(describ below)
 The following information that may be given to prospective landlords and managers of rental property:
- The family's current address, as shown in the Housing Authority records
 - The name and address (if known) of the landlord at the family's current and prior address
 - Damages that are tenant caused
 - Unpaid rent claims that lead to eviction
 - Poor housekeeping habits as noted during annual inspections

(2)Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) -based

- ☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project -based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) -based

- ☒ PHA main administrative office
☐ Other (list below)

(3)Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

When issuing a Housing Voucher, the housing authority shall give the Family a Section 8 Participant's Packet, which includes: (Reference 24 CFR 982.301).

1. The term of the voucher is 60 days. A Voucher is valid for a period of 60 days from the date of issuance. Prior to expiration, the family may contact the HA to inquire about assistance the HA can provide the family in locating suitable housing. The family must submit a Request for Lease Approval within 60-day period unless an extension has been granted by the HA. Once the family finds a suitable unit and submits a Request for Lease Approval the clock is stopped and/or suspended on the term of the voucher (See Section IV 94 Suspension). If the unit is not approved for

any reason, the applicant will be allowed to use the remaining days of the initial term of the voucher to find a suitable unit. If the initial term is not adequate for finding a unit to lease, the family may request an extension of the initial term as described below.

2. Requesting for extension of the term. A family may request an extension of the voucher time period. All requests for extension should be received prior to the expiration date of the Voucher. Extensions are permissible at the discretion of the HA primarily for the following reasons:
 - (a) Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial 60 -day time period. The HA representative will verify the extenuating circumstances prior to granting an extension.
 - (b) The family has evidence that they made a consistent effort to locate a unit and request support services from the HA, throughout the initial 60 -day period with regard to their inability to locate a unit.
 - (c) The family has turned in a Request for Lease Approval prior to the expiration of the 60 -day time period, but the unit has not passed HQS.
 - (d) Time Period for extensions: A HA representative may grant one or more extensions not to exceed a total of 60 days. The initial term plus any extensions **MAY NOT** exceed 120 calendar days for the beginning of the initial term.

(4) Admission Preferences

a. Income targeting

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- ☐ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Household that contributes to meeting income goals (broad range of incomes)
- ☒ Household that contributes to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☒ The PHA applies preferences within income tiers
☐ Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

- ☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ ThePHAwillnotemployanydiscretionaryrent-settingpoliciesforincomebased rentinpublichousing.Income-basedrentsaresetatthehigherof30%of adjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfa rent,or minimumrent(lessHUDmandatorydeductionsandexclusions).(Ifselected, skiptosub-component(2))

---or---

- ☒ ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetquestionb.)

b.MinimumRent

1.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☒ Yes ☐ No: Has thePHAadoptedanydiscretionaryminimumrent hardship exemptionpolicies?

3.If yestoquestion2,listthesepoliciesbelow :
MinimumRentHardshipExemptions:

- A. The HA shall immediately grant an exemption from application of the minimum monthlyr entto anyfamily making a proper request in writing who is unable to pay becauseoffinancialhardship,whichshallinclude:
- (1) Thefamilyhaslosteligibilityfor,orisawaitinganeligibilitydeterminationfrom a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and nationalization act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opp ortunity Reconciliation Act of 1996.
 - (2) The family would be evicted as a result of the implementation of the minimum rent (this exemption is only applicable for the initial implementation of a minimumrentorincreasetotheexistingminimumrent).
 - (3) The income of the family has decreased because of changed circumstance, includinglossofemployment.
 - (4) Adeathinthefamilyhasoccurredwhichaffectsthefamilycircumstances.
 - (5) OthercircumstanceswhichmaybedecidedbytheHHAonacasebycasebasis.

All of the above must be proven by the Resident providing verifiable information in writing to the HHA prior to the rent becoming delinquent and before the lease is terminated by the HHA.

- B. If a resident requests a hardship exemption under this section (**prior to the rent being delinquent**), and the HA reasonably determines the hardship to be of a temporary nature, exemption shall not be granted during a 90 day period beginning upon the making of the request for the exemption. A resident may not be evicted during the 90-day period for nonpayment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long term basis, the HA shall retroactively exempt the resident from the applicability of the minimum rent requirement for such 90 -day period. This paragraph does not prohibit the HHA from taking eviction action for other violations of the lease.

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusion policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
☒ For increases in earned income
☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☒ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☒ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☒ Market comparability study
- ☐ Fair market rents (FMR)
- ☒ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability?(select all that apply.)

- ☐ Thesection8rentreasonablenessstudyofcomparablehousing
- ☐ Surveyofrentslistedinlocalnewspaper
- ☒ Surveyofsimilarunassistedunitsintheneighborhood
- ☒ Other(list/describelow)
FairMarketRates(FMRs)

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard?(select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☒ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy?(select one)

- ☒ Annually
☐ Other(listbelow):
OraspublishedbyHUDbyupdatinglocal/regionalFMRS.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?(select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other(listbelow) Survey of similar unassisted units in the neighborhood

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?(select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?(if yes, list below)

In accordance with the The Housing Authority of the City of Huntsville, Alabama's, "Admissions and Continued Occupancy Policy"(A.C.O.P.) adopted August 1999 is the following policy.

SECTION XVIII. DETERMINATION OF RENT, RE -EXAMINATION OF INCOME AND FAMILY CIRCUMSTANCES

7. Minimum Rent Hardship Exemptions:

- A. The HA shall immediately grant an exemption from application of the minimum monthly rent to any family making a proper request in writing who is unable to pay because of financial hardship, which shall include:
- (1) The family has lost eligibility for, or is awaiting an eligibility determination from a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the immigration and nationalization act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
 - (2) The family would be evicted as a result of the implementation of the minimum rent (this exemption is only applicable for the initial implementation of a minimum rent or increase to the existing minimum rent).

- (3) The income of the family has decreased because of changed circumstance, including loss of employment.
- (4) A death in the family has occurred which affects the family circumstances.
- (5) Other circumstances which may be decided by the HHA on a case by case basis.

All of the above must be proven by the Resident providing verifiable information in writing to the HHA prior to the rent becoming delinquent and before the lease is terminated by the HHA.

- B. If a resident requests a hardship exemption under this section **(prior to the rent being delinquent)**, and the HA reasonably determines the hardship to be of a temporary nature, exemption shall not be granted during a 90 day period beginning upon the making of the request for the exemption. A resident may not be evicted during the 90 -day period for nonpayment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long -term basis, the HA shall retroactively exempt the resident from the applicability of the minimum rent requirement for such 90 -day period. This paragraph does not prohibit the HHA from taking eviction action for other violations of the lease.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year	Expected Turnover
--------------	----------------------------------	-------------------

	Beginning	
PublicHousing		
Section8Vouchers		
Section8Certificates		
Section8ModRehab		
SpecialPurposeSection 8Certificates/Vouchers (listindividually)		
PublicHousingDrug EliminationProgram (PHDEP)		

OtherFederal
Programs(list
individually)

C.ManagementandMaintenancePolicies

ListthePHA'spublichousingmanagementandmaintenancepolicydocuments,manualsandhandbooks thatcontaintheAgency'srules,standards,andpolicies thatgovernmaintenanceandmanagementofpublic housing, includingadescriptionofanymeasuresnecessaryforthe preventionoreradicationofpest infestation(whichincludescockroachinfestation)andthepoliciesgoverningSection8management.

- (1)PublicHousingMaintenanceandManagement:(listbelow)
- (2) Setion8Management:(listbelow)

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.Section 8-OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

1. ☐Yes ☐No:Has thePHAestablishedanywrittengrievanceproceduresinaddition to federalrequirementsfoundat24CFRPart966,SubpartB,for residents ofpublichousing?

Ifyes,listadditionstofederalrequirementsbelow:

- 2.WhichPHAofficeshouldresidentsorapplicantstopublichousingcontacttoinitiate thePHAgrievanceprocess?(selectallthatapply)
 - ☐ PHAmainadministrativeoffice
 - ☐ PHAdevelopmentmanagementoffices
 - ☐ Other(listbelow)

B. Section 8 Tenant -Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan under Capital Fund Program Annual Statement and Five -Year Plan

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at under Capital Fund Program Annual Statement and Five -Year Action Plan

-or-

☐ The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert there)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

To be determined by a HOPE VI Feasibility Study and Application Consultant Request for Proposals review.

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:
 To be determined by a HOPEVI Feasibility Study and Application
 Consultant Request for Proposals review.

- ☐ Yes ☒ No: (e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
 If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Sparkman Homes	
1b. Development (project) number: AL47 -03	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (01/31/2002)	
5. Number of units affected: 16	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: FY 1999 HUD HOPEVI Demolition Grant residual funds (Approval/award pending notification from HUD) a. Actual or projected start date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

10. Conversion of Public Housing to Tenant-Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☒ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A. PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved ; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development

☐ Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA established eligibility criteria

- ☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed ? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to Section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing home ownership option participation
- ☐ Preference/eligibility for section 8 home ownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

ProgramName&Description (includinglocation,ifappropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/ PHAmainoffice/ otherprovidername)	Eligibility (publichousingor section8 participantsor both)

(2)FamilySelfSufficiencyprogr am/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFYEstimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing		
Section8		

- b. ☐ Yes ☐ No: IfthePHAisnotmaintainingtheminimumprogramsizerequired byHUD,doesthemostrecentFSSActionPlanaddressthesteps thePHAplantotaketoachieveatleasttheminimumprogram size?
Ifno,liststepsthePHAwilltakebelow:

C.WelfareBenefitReductions

- 1.ThePHAiscomplyingwiththestatutoryrequirements ofsection12(d)oftheU.S. HousingActof1937(relatingtothetreatmentofincomechangesresultingfrom welfareprogramrequirements)by:(selectallthatapply)

- ☐ AdoptingappropriatechangestothePHA'spublichousingrentdetermination policiesandtrainstafftocarryoutthosepolicies
- ☐ Informingresidentsofnewpolicyonadmissionandreexamination
- ☐ Activelynotifyingresidentsofnewpolicyattimesinadditiontoadmissionand reexamination.
- ☐ EstablishingorpursuingacooperativeagreementwithallappropriateTANF agenciesregardingtheexchangeofinformationandcoordinationofservices
- ☐ EstablishingaprotoolforexchangeofinformationwithallappropriateTANF agencies
- ☐ Other:(listbelow)

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand
Section8OnlyPHAsmayskipcomponent15.HighPerformingandsmallPHAsthatare participatingin
PHDEPandareshsubmittingaPHDEPPlanwiththisPHAPlanmaykipsub -componentD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingre sidents(select
allthatapply)

- ☐ Highincidenceofviolentand/or drug -relatedcrimeinsomeorallofthePHA's
developments
- ☐ Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor
adjacenttothe PHA'sdevelopments
- ☐ Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- ☐ Observedlower -levelcrime,vandalismand/orgraffiti
- ☐ Peopleonwaitinglistunwillingtomoveintooneormore developmentsdueto
perceivedand/oractuallevelsofviolentand/or drug -relatedcrime
- ☐ Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactionsto
improvesafetyofresidents(selectal lthatapply).

- ☐ Safetyandsecuritysurveyofresidents
- ☐ Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround”
publichousingauthority
- ☐ Analysisofcosttrendsovertimeforrepair ofvandalismandremovalofgraffiti
- ☐ Residentreports
- ☐ PHAemployeereports
- ☐ Policereports
- ☐ Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/antidrug
programs
- ☐ Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime and/or drug -prevention activities -
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY in this PHA Plan?
- ☐ Yes ☒ No: This PHDEP Plan is an Attachment. (Attachment: Filename)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

See attachment entitled Admissions Pet Policy (AL047h02)

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliancewith thePHAPlansandRelatedR egulations.

16.FiscalAudit

[24CFRPart903.79(p)]

1. ☒ Yes ☐ No: IsthePHArequiredtohaveanauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))?
(Ifno,skiptoc omponent17.)
2. ☒ Yes ☐ No: WasthemostrecentfiscalauditsubmittedtoHUD?
3. ☐ Yes ☒ No: Werethereanyfindingsastheresultofthataudit?
4. ☐ Yes ☐ No: Iftherewereanyfindings,doanyremainunresolved?
Ifyes,howmanyunresolvedfindingsremain?
5. ☒ Yes ☐ No: HaveresponsestoanyunresolvedfindingsbeensubmittedtoHUD?
Ifnot,whenaretheydue(st atebelow)?

17.PHAAssetManagement

[24CFRPart903.79(q)]

Exemptionsfromcomponent17:Section8OnlyPHAsarenotrequiredto completethiscomponent.High performingandsmallPHAsarenotrequiredto completethiscomponent.

1. ☐ Yes ☐ No:IsthePHAengaginginanyactivitiesthatwillcontributetothe long termassetmanagementofitspublichousingstock,includinghow theAgencywillplanforlong -termoperating,capitalinvestment, rehabilitation,moder nization,disposition,andotherneedsthathave **not**beenaddressedelsewhereinthisPHAPlan?
2. WhattypesofassetmanagementactivitieswillthePHAundertake?(selectallthat apply)
☐ Notapplicable
☐ Privatemanagement
☐ Development-basedaccounting
☐ Comprehensivestockassessment
☐ Other:(listbelow)
3. ☐ Yes ☐ No:HasthePHAincludeddescriptionsofassetmanagementactivitiesin the **optional**PublicHousingAssetManagementTable?

18.OtherInformation

[24CFRPart903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ Attached as Attachment – File Name: Resident Advisory Board Recommendations FY (AL047b02)
- ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
- List changes below:
- ☒ Other: (list below)
- Refer to 18.A.2. above, AL047b02

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: The City of Huntsville, Alabama

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

D. Other Information Required by HUD

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

AL047a02 AdmissionsPolicyforDeconcentration
AL047b02 ResidentAdvisoryBoardRecommendations
AL047c02 CivilRightsCertification
AL047d02 ResidentSurveyFollow -upPlan
AL047e02 ImplementationofPublicHousingResi dentCommunity
ServiceRequirements
AL047f02 ResidentMembershipofthePHAGoverningBoard
AL047g02 MembershipoftheResidentAdvisoryBoard
AL047h02 AdmissionsPetPolicy
AL047i02 BriefProgressof5 -YearPlan
AL047j02 Section8HomeownershipCapaci tyStatement
AL047k02 VoluntaryConversionofDevelopmentsfromPublicHousing
StockAssessments
AL047l02 FY1999ComprehensiveGrantProgramPerformanceand
EvaluationReport,HUDNo.AL09 -P047-708
AL047m02 FY2000CapitalFundProgramPerformanceandEv aluation
Report,HUDNo.AL09 -P047-50100
AL047n02 FY2001CapitalFundProgramPerformanceandEvaluation
Report,HUDNo.AL09 -P047-50101

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Huntsville, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09-P047-50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds	\$0.00			
2	1406 Operations	0.00			
3	1408 Management Improvements	30,000.00			
4	1410 Administration	182,442.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	440,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	798,078.00			
10	1460 Dwelling Structures	1,757,951.00			
11	1465.1 Dwelling Equipment — Nonexpendable	0.00			
12	1470 Non dwelling Structures	0.00			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: The Housing Authority of the City of Huntsville, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09-P047-50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
13	1475 Nondwelling Equipment	61,154.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,269,625.00			
22	Amount of line 21 Related to LBP Activities	106,500.00			
23	Amount of line 21 Related to Section 504 compliance	0.00			
24	Amount of line 21 Related to Security – Soft Costs	0.00			
25	Amount of Line 21 Related to Security – Hard Costs	500,000.00			
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of the City of Huntsville, Alabama			Grant Type and Number Capital Fund Program Grant No: AL09-P047-50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Management Improvements	Management Training	1408		\$30,000.00				
HA-Wide Administration	Funding for HA Staff	1410		182,442.00				
HA-Wide Fees and Costs	A&E Services HUD HOPE VI Revitalization Grant Application Consultant	1430		190,000.00 250,000.00				
AL47-10 Searcy Homes	Site: Storm Sewer	1450	76	193,154.00				
	Site Lighting		76	56,154.00				
	Drives/Parking		76	114,154.00				
	Fencing		76	146,154.00				
	Sidewalks/Alleys		76	71,154.00				
	Landscaping		76	161,154.00				
	Irrigation		76	56,154.00				
	Mechanical & Electrical:	1460						
	HVAC		76	16,154.00				
	Electrical		76	191,154.00				
	Ceiling Fans		76	4,354.00				

Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: The Housing Authority of the City of Huntsville, Alabama			Grant Type and Number Capital Fund Program Grant No: AL09-P047-50102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Building Exterior:	1460						
	Sidewalks		76	23,637.00				
	Roofing		76	187,154.00				
	Storage Rooms		76	103,154.00				
	Patios		76	206,154.00				
	Front/Rear Porches		76	176,154.00				
	Gutters		76	56,154.00				
	Security Windows/Doors		76	46,154.00				
	Vinyl Siding		76	116,154.00				
	Entrance Doors		76	57,154.00				
	Hardware		76	10,154.00				
	Dwelling Units:	1460						
	Painting		76	41,154.00				
	Abatement		76	46,154.00				
	Carpet		76	100,654.00				
	Bath Mod		76	130,150.00				
	Kitchen Mod		76	246,154.00				
	Non dwelling Equipment:	1475						
	Playgrounds		2	61,154.00				
			Grand Total	\$3,269,625.00				

Capital Fund Program Tables

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: The Housing Authority of the City of Huntsville, Alabama		Grant Type and Number Capital Fund Program No: AL09 - P047-50102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA – Wide Management Training	03/30/04			09/30/05			
HA – Wide Administration	03/30/04			09/30/05			
AL47-01 Council Court	03/30/04			09/30/05			
AL47-02 Butler Terrace	03/30/04			09/30/05			
AL47-03 Sparkman Homes	03/30/04			09/30/05			
AL47-04 Brookside	03/30/04			09/30/05			
AL47-05 A Lincoln Park	03/30/04			09/30/05			
AL47-06 Northwoods	03/30/04			09/30/05			
AL47-07 A Northwoods Addition	03/30/04			09/30/05			
AL47-07 B Council Court Addition	03/30/04			09/30/05			
AL47-08 Johnson Towers	03/30/04			09/30/05			
AL47-10 Searcy Homes	03/30/04			09/30/05			
AL47-11 Todd Towers	03/30/04			09/30/05			
AL47-14 L.R. Patton	03/30/04			09/30/05			
AL47-15 L.R. Patton	03/30/04			09/30/05			

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName The0HousingAuthorityoftheCityofHuntsville,Alabama

☒Original5 -YearPlan

☐RevisionNo:

DevelopmentNumber/Name/HA - Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:	Work StatementforYear3 FFYGrant:2004 PHAFY:	WorkStatementforYear4 FFYGrant:2005 PHAFY:	WorkStatementforYear5 FFYGrant:2005 PHAFY:
	Annual Statement				
HHA –WideManagementTraining		160,000.00	30,000.00	30,000.00	30,000.00
HHA –WideAdministration		182,442.00	182,442.00	182,442.00	182,442.00
HHA –WideNon -DwellingEquip.		45,000.00			
AL47-01CouncillCourt		126,000.00			
AL47-02ButlerTerrace		125,000.00			
AL47-03SparkmanHomes		192,260.00			
AL47-04Brookside		60,000.00			
AL47-05ALincolnPark		424,950.00			2,128,000.00
AL47-06Northwoods			3,995,905.00	2,865,320.00	957,600.00
AL47-07ANorthwoodsAddition					
AL47-07BCouncillCourtAddition					
AL47-08JohnsonTowers					
AL47-10SearcyHomes		2,807,183.00			
AL47-11ToddTowers					
AL47-14L.R.Patton					
AL47-15L.R.Patton					
CFPFundsListedfor5 -year planning		4,122,835.00	4,208,347.00	3,077,762.00	3,298,042.00
ReplacementHousingFactorFunds					

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:2003			ActivitiesforYear:3 FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWorkCategori es	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
See	CouncillCourt/AL47 -01	Repair/ReplaceAlleys	\$100,000.00	Northwoods/AL47-06	ExteriorStorage	165,050.00
Annual		BuildingIDSigns	26,000.00		RangeHoods/Garbage Disposals	154,675.00
Statement					Front-RearPorches/Patios	783,980.00
	ButlerTerrace/AL47 -02	Repair/ReplaceAlleys	125,000.00		ExteriorStorage	225,000.00
					NewCarpet/VCT	675,190.00
	Sparkman Homes/AL47-03	Gutters	79,050.00		Sidewalks/Alleys	228,000.00
		PerimeterFencing	87,210.00		Carpentry	179,510.00
		BuildingIDSignage	26,000.00		Vanities	60,700.00
					PerimeterFencing	174,850.00
	ButlerTerrace/AL47 -04	Repair/ReplaceAlleys	60,000.00		Landscaping	147,950.00
					HVAC	968,400.00
	Brookside/Lincoln Park/AL47-05A&B	Landscaping	100,000.00		ApartmentSignage	33,625.00
		Repair/ReplaceAlleys	175,000.00		WindowShutters	84,650.00
		Gutters	84,950.00		Gutters	114,325.00
		RepairBalconies/Landings	65,000.00			
	SearcyHomes/AL47 -10	StormSewer	197,000.00			
		SiteLighting	60,000.00			
		Drives/Parking	118,000.00			
		Fencing	150,000.00			
		Sidewalks/Alleys	75,000.00			

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities(Continued)

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:2003			ActivitiesforYear:3 FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
	SearcyHomes/AL47 -10	HVAC	20,000.00	HAWideManagement Improvements	ManagementTraining	\$30,000.00
		Landscaping	165,000.00	HAWide Administration	Salaries	182,442.00
		Irrigation	60,000.00			
		Electrical	195,000.00			
		CeilingFans	8,200.00			
		Sidewalks	27,483.00			
		Roofing	191,000.00			
		StorageRooms	107,000.00			
		Patios	210,000.00			
		Front/RearPorches	180,000.00			
		SecurityWindows/Doors	50,000.00			
		VinylSiding	120,000.00			
		EntranceDoors	61,000.00			
		Hardware	14,000.00			
		Painting	45,000.00			
		Abatement	50,000.00			
		Carpet	104,500.00			
		BathMod	284,000.00			
		KitchenMod	250,000.00			
		Playgrounds	65,000.00			
	HAWideAdministration	Salaries	182,442.00			

CapitalFundProgramFive -YearActionPl an
PartII:SupportingPages —WorkActivities(Continued)

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2003 PHAFY:2003			ActivitiesforYear:3 FFYGrant:2004 PHAFY:2004		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
	HAWideManagement Improvements	ManagementTraining ComputerSoftware	30,000.00 130,000.00			
	HAWideNon -Dwelling Equipment	ComputerHardware InstallationCosts	45,000.00			
TotalCFPEstimatedCost			\$4,122,835.00			\$4,208,347.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear:4 FFYGrant:2005 PHAFY:2005			ActivitiesforYear:5 FFYGrant:2 006 PHAFY:2006		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
HAWideManagement Improvements	ManagementTraining	\$30,000.00	HA-WideManagement Improvements	ManagementTraining	\$30,000.00
HAWide Administration	Salaries	182,442.00	HA-Wide Administration	Salaries	182,442.00
Northwoods/ AL47-06	SecurityDoors	147,950.00	Northwoods Addition/AL47-06	Landscaping	450,000.00
	DoorReplacement	376,000.00		Windows	379,500.00
	Carpentry	766,650.00		Storefront	3,800.00
	TubSurround	112,980.00		Concrete	8,000.00
	BathMOD(Handicap)	27,550.00		HVAC	20,800.00
	AtticInsulation	137,190.00		BathMOD	6,500.00
	Landscaping	257,000.00		Carpentry	15,000.00
	Porches	237,000.00		Plumbing	7,800.00
	Patios	175,000.00		Doors	4,200.00
	ExteriorStorage	248,000.00		Electrical	14,000.00
	KitchenMod	380,000.00		Demolition	10,000.00
				Painting	14,000.00
				Security/FireAlarm	15,000.00
				FinishHardware	9,000.00
			LincolnPark/A L047-5B	KitchenMod	698,000.00
				BathMod	490,000.00
				StorageRooms	440,000.00
TotalCFPEstimatedCost		\$3,077,762.00			\$3,298,042.00

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/ disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Council Court AL47-01 Huntsville, AL	180, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete – Conversion Not Feasible	N/A	N/A
Butler Terrace AL47-02 Huntsville, AL	170, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete – Conversion Not Feasible	N/A	N/A
Sparkman Homes AL47-03 Huntsville, AL	186, Family	N/A	N/A	FY1999 HUD HOPEVI Demolition Grant - Residual Funds	N/A	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A
Butler Terrace Addition AL47-04 Huntsville, AL	84, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A

PublicHousing AssetManagement

Page2

Development Identification		ActivityDescription						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition/ disposition Component 8	Designated housing Component 9	Conversion Component 10	Home-ownership Component 11a	Other (describe) Component 17
Brookside AL47-5A Huntville, AL	72, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete – Conversion Not Feasible	N/A	N/A
Lincoln Park AL47-5B Huntsville, AL	194, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A
Northwoods AL47-06 Huntsville, AL	269, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A
Northwoods Addition, AL47 -7A, Huntsville, AL	178, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A
Council Court Addition AL47-7B Huntsville, AL	16, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A

Public Housing Asset Management

Page 3

Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
Johnson Towers, AL47-8, Huntsville, AL	120, Elderly and Disabled	N/A	N/A	N/A	Elderly and Disabled	Initial Assessment Complete - Conversion Not Feasible	N/A	NA/
Searcy Homes, AL47-10, Huntsville, AL	100, Family	\$2,867,183	N/A	N/A	N/A	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A
Todd Towers, AL47-11, Huntsville, AL	100, Elderly and Disabled	N/A	N/A	N/A	Elderly and Disabled	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A
L.R. Patton, AL47-14, Huntsville, AL	100, Family	N/A	N/A	N/A	N/A	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A
L.R. Patton, Addition, AL47-15 L.R. Patton Addition, Huntsville, AL	10, Family	N/A	N/A	N/A	Elderly and Disabled	Initial Assessment Complete - Conversion Not Feasible	N/A	N/A

Voluntary Conversion of Developments from Public Housing Stock: Required Initial Assessments – AL047k02

HH A certifies that it has reviewed each development's operations as public housing; considered the implications of converting the public housing to tenant-based assistance; and, concludes that conversion of the development(s) are appropriate because removal of the development(s) would not meet the necessary conditions for voluntary conversion as described at 24CFR 972.2009(c).

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
Eleven (11)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Three (3)
- c. How many Assessments were conducted for the PHA's covered developments?
Fourteen (14)
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
*None	None

***Please refer to the following table presentation on next page.**

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments :

Voluntary Conversion of Developments from Public Housing

Stock: Required Initial Assessments – AL047a11

Page 2

Development	Is Public Housing Less Expensive to Operate?	Would Conversion Benefit the Residents?	Would Conversion Help to Deconcentrate Low-Income Families?	Would Conversion Provide Better Housing Choices?	Would Conversion Adversely Affect Affordable Housing?	Is Conversion Appropriate?
Council Courts	Yes	Public Housing is Less Expensive to Operate - No Impact Determination Required				No
Butler Terrace	No	No	No	No	Yes	No
Sparkman Homes	No	No	No	No	Yes	No
Butler Terrace Add.	Yes	Public Housing is Less Expensive to Operate - No Impact Determination Required				No
Brookside	No	No	No	No	Yes	No
Lincoln Park	No	No	No	No	Yes	No
Northwoods	Yes	Public Housing is Less Expensive to Operate - No Impact Determination Required				No
Northwoods Add.	Yes	Public Housing is Less Expensive to Operate - No Impact Determination Required				No
Council Courts Add.	Yes	Public Housing is Less Expensive to Operate - No Impact Determination Required				No
Johnson Towers	No	No	No	No	Yes	No
Searcy Homes	Yes	Public Housing is Less Expensive to Operate - No Impact Determination Required				No
Todd Towers	No	No	No	No	Yes	No

L.R.Patton Apts.	Yes	PublicHousingisLessExpensivetoOperate -No ImpactDeterminationRequired				No
L.R.Patton Apts.Add.	No	No	No	No	Yes	No

ATTACHMENTAL047m02

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)						Part I: Summary
PHAName: <div style="text-align: center; color: blue; font-weight: bold;">Huntsville Housing Authority</div>		Grant Type and Number Capital Fund Program Grant No. AL09-P047-50100 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center; color: blue; font-weight: bold;">2000</div>	
<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/01 </div> <div> <input type="checkbox"/> Reserve for Disasters/Emergencies </div> <div> <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report </div> </div>						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$140,000.00	\$32,360.00	\$60.00	\$60.00	
4	1410 Administration	\$162,442.00	\$162,442.00	\$162,442.00	\$73,063.62	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$40,000.00	\$236,800.00	\$236,800.00	\$169,093.99	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$398,737.00	\$695,580.00	\$398,737.00	\$36,048.60	
10	1460 Dwelling Structures	\$2,456,339.00	\$2,159,496.00	\$2,159,496.00	\$55,834.96	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$115,000.00	\$25,840.00	\$25,840.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$3,312,518.00	\$3,312,518.00	\$2,983,375.00	\$334,101.17	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security--Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 21 Related to Security--Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of Huntsville, Alabama		Grant Type and Number Capital Fund Program Grant No. AL09-P047-50100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AL047-015 L.R. Patton Apartments Addition	Site: None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Non dwelling Equipment: None	1475	Total INDE:	\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
Total,	L.R. Patton		Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: HousingAuthorityoftheCityofHuntsville,Alabama			GrantTypeandNumber CapitalFundProgramGrantNo.: AL09-P047-50100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000
DevelopmentNumber Name/HA-Wide Activities	AllFundsObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
1)ManagementTraining	03/30/02	03/30/02		09/30/03	09/30/03		
2)ComputerSoftware	03/30/02	03/30/02		09/30/03	09/30/03		
HA-Wide Nonroutinevacancyprep.							
" NonroutinePMrepairs							
" Appliances							
" Purchasecomputers	03/30/02	03/30/02		09/30/03	09/30/03		
" Demolition(specifylocation[s])							
AL047-001 Councill							
AL047-002 Butler							
AL047-003 Sparkman							
AL047-004 Butler							
AL047-005ABrookside							
AL047-005BLincoln							
AL047-006 Northwoods							
AL047-007ANorthwoods	03/30/02	03/30/02		09/30/03	09/30/03		
AL047-007BCouncill							
AL047-008 Johnson							
AL047-009 Drake							
AL047-010 Searcy							
AL047-011 Todd							
AL047-014 L.R.Patton							
AL047-015 L.R.Patton							
XXY-16 Anywhere							
XXY-17 Anywhere							
XXY-18 Anywhere							

ATTACHMENT AL047102

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: The Housing Authority of the City of Huntsville, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09-P047-708 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	\$70,000.00	0.00	0.00	0.00
4	1410 Administration	144,000.00	144,000.00	144,000.00	144,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	209,590.00	208,957.20	208,957.20	129,024.41
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	1,437,220.00	872,764.60	872,764.60	422,186.86
10	1460 Dwelling Structures	1,157,842.00	1,514,280.40	1,514,280.40	882,098.20
11	1465.1 Dwelling Equipment — Nonexpendable		129,272.00	127,272.00	120,558.26
12	1470 Non dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non dwelling Equipment	22,500.00	96,877.80	96,877.80	25,621.34
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHAName: The Housing Authority of the City of Huntsville, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09-P047-708 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,044,152.00	3,044,152.00	2,966,152.00	1,663,489.07
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF)
Part II: Supporting Pages

PHAName: The Housing Authority of the City of Huntsville, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09-P047-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt Improvements	Management Training	1408		\$70,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin.	DHD Staff			144,000.00	144,000.00	144,000.00	144,000.00	
HA-Wide Fees & Costs	A&E Services	1430		209,590.00	208,957.20	208,957.20	129,024.41	
HA-Wide	Vehicle Mod Coordinator	1475		22,000.00	22,632.80	22,632.80	22,632.80	
AL47-03/Sparkman Homes	Landscaping	1450		125,000.00	31,509.60	31,509.60	0.00	
	Apartment Signage	1460		22,000.00	0.00	0.00	0.00	
	Entrance Doors/Locks/Hardware	1460		210,000.00	166,218.40	166,218.40	139,501.90	
	Install air -conditioners	1465.1		0.00	129,272.00	129,272.00	120,558.26	
AL47-07A/ Northwoods Addition	Site Improvements	1450		250,000.00	195,500.00	195,000.00	200,248.66	
	Fencing	1450		169,520.00	95,700.00	95,700.00	9,979.20	
	Storm Sewer	1450		550,000.00	200,000.00	200,000.00	81,090.00	
	Landscaping, Trees, Shrubs, Grass	1450		258,100.00	258,100.00	258,100.00	130,869.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF)
Part II: Supporting Pages

PHAName: The Housing Authority of the City of Huntsville, Alabama		Grant Type and Number Capital Fund Program Grant No: AL09-P047-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Electrical	1460		0.00	115,500.00	115,500.00	34,425.00	
	New porches Front/Rear	1460		737,192.00	416,912.00	416,912.00	259,079.95	
	Roofing	1460		23,000.00	289,904.00	289,904.00	89,419.50	
	Soffit/Facia Repair	1460		32,000.00	159,698.00	159,698.00	43,227.00	
	Patios	1460		75,650.00	103,349.00	103,349.00	76,654.35	
	Storage Rooms	1460		58,800.00	185,699.00	185,669.00	164,873.00	
	Plumbing	1460		0.00	77,000.00	77,000.00	14,917.50	
	Playgrounds	1475		0.00	71,256.46	71,256.46	0.00	
AL47-08 Johnson Towers	Perimeter Fencing	1450		84,600.00	92,455.00	92,455.00	0.00	
AL47-11 Todd Towers	Office Furniture	1475		3,500.00	2,988.54	2,988.54	2,988.54	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/ CFPRHF)****Part III: Implementation Schedule**

PHAName: The Housing Authority of the City of Huntsville, Alabama			Grant Type and Number Capital Fund Program No: AL09-P047-708 Replacement Housing Factor No:			Federal FY of Grant: 1999	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	
Management Training	09/30/01			09/30/02			
HA-Wide Vehicle Mod Coordinator	09/30/01			09/30/02			
HA-Wide Demolition	09/30/01			09/30/02			
AL047-03 Sparkman	09/30/01		03/29/01	09/30/02			
AL047-07A Northwoods	09/30/01		09/21/00	09/30/02			
AL047-08 Johnson	09/30/01		11/29/01	09/30/02			
AL047-11 Todd Towers	09/30/01		10/31/99	09/30/02			

ATTACHMENTAL047n02

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)					PartI:Summary
PHAName: <div style="text-align: center; color: blue; font-weight: bold;">HuntsvilleHousingAuthority</div>		GrantTypeandNumber CapitalFundProgramGrantNo. AL09-P047-50101 ReplacementHousingFactorGrantNo:		FederalFYofGrant: <div style="text-align: center; color: blue; font-weight: bold;">2001</div>	
<input type="checkbox"/> OriginalAnnualStatement		<input type="checkbox"/> ReserveforDisasters/Emergencies		<input type="checkbox"/> RevisedAnnualStatement(revisionno:)	
<input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding:09-30-01				<input type="checkbox"/> FinalPerformanceandEvaluationReport	
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	TotalNon-CFPFunds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 ManagementImprovements	\$30,000.00	\$30,000.00	\$0.00	\$0.00
4	1410 Administration	\$162,442.00	\$162,442.00	\$162,442.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 LiquidatedDamages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 FeesandCosts	\$40,000.00	\$40,000.00	\$0.00	\$0.00
8	1440 SiteAcquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 SiteImprovement	\$886,550.00	\$843,657.00	\$0.00	\$0.00
10	1460 DwellingStructures	\$2,013,526.00	\$2,013,526.00	\$0.00	\$0.00
11	1465.1 DwellingEquipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 NondwellingStructures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 NondwellingEquipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 ReplacementReserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 MovingtoWorkDemonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 RelocationCost	\$180,000.00	\$180,000.00	\$0.00	\$0.00
18	1499 DevelopmentActivities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 CollateralizationorDebtService	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	AmountofAnnualGrant:(sumoflines2-20)	\$3,312,518.00	\$3,269,625.00	\$162,442.00	\$0.00
22	Amountofline21RelatedtoLBPAactivities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amountofline21RelatedtoSection504Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amountofline21RelatedtoSecurity--SoftCosts	\$0.00	\$0.00	\$0.00	\$0.00
25	Amountofline21RelatedtoSecurity--HardCosts	\$0.00	\$0.00	\$0.00	\$0.00
26	Amountofline21RelatedtoEnergyConservationMeasures	\$0.00	\$0.00	\$0.00	\$0.00

[illegible]

[illegible]

Annual Statement of Performance and Financial Report									
Capital and Program Capital and an approved replacement housing factor (ACF/CF/FR/HF)									
Part 5: Supporting Pages									
Project:		Project sponsor number: ALPS-P20-0001				Project title: DBI			
Technical/Planning Authority:									
Development Authority/Project/Program/ID:	General/Project/Program/ID:	Development District:	County:	Subdivision:	Section:	Block:	Lot:	Address:	City:

Activity	Period	Contract	Revenue	Expense	Revenue
Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI) Participating Activity	2020				
	2021	Contract	\$0.00	\$0.00	\$0.00
	2022	Contract	\$0.00	\$0.00	\$0.00
	2023	Contract	\$0.00	\$0.00	\$0.00
	2024	Contract	\$0.00	\$0.00	\$0.00
	2025	Contract	\$0.00	\$0.00	\$0.00
	2026	Contract	\$0.00	\$0.00	\$0.00
	2027	Contract	\$0.00	\$0.00	\$0.00
	2028	Contract	\$0.00	\$0.00	\$0.00
	2029	Contract	\$0.00	\$0.00	\$0.00
	2030	Contract	\$0.00	\$0.00	\$0.00
Total	2020-2030	Contract	\$0.00	\$0.00	\$0.00

Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)									
Participating Activity									
Activity		Period		Contract		Revenue		Profit/Loss	
Activity		Period		Contract		Revenue		Profit/Loss	
2020-2030 Revenue Loss	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2020	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2021	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2022	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2023	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2024	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2025	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2026	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2027	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2028	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2029	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2030	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	2020-2030	Contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)									
Participating Activity									
Activity		Period		Contract		Revenue		Comments	
Activity		Period		Contract		Revenue		Comments	
CPICPRAI Participating Activity	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2020	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2021	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2022	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2023	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2024	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2025	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2026	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2027	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2028	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2029	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
	Capital and Program Capital and Program Agreement Investment Activities (CPICPRAI)	2030	Contract	\$0.00	\$0.00	\$0.00	\$0.00		
Total		2020-2030	Contract	\$0.00	\$0.00	\$0.00	\$0.00		

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule

PHAName: HuntsvilleHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo.: AL09-P047-50101 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001
DevelopmentNumber Name/HA-Wide Activities	AllFundsObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
1)ManagementTraining	03/30/03	05/30/03		09/30/04	05/30/04		Originaldateswereinaccurate
2)							
3)							
HA-Wide Nonroutinevacancyprep.							
" NonroutinePMrepairs							
" Appliances							
" Vehiclereplacement							
" Demolition(specifylocation[s])							
AL047-001 Councill							
AL047-002 Butler							
AL047-003 Sparkman	03/30/03	05/30/03		09/30/04	05/30/04		
AL047-004 Butler							
AL047-005A Brookside							
AL047-005B Lincoln	03/30/03	05/30/03		09/30/04	05/30/04		
AL047-006 Northwoods							
AL047-007A Northwoods							
AL047-007B Councill	03/30/03	05/30/03		09/30/04	05/30/04		
AL047-008 Johnson							
AL047-009 Drake							
AL047-010 Searcy	03/30/03	05/30/03		09/30/04	05/30/04		
AL047-011 Todd							
AL047-014 L.R.Patton							
AL047-015 L.R.Patton							

CapitalFundProgramFive-YearActionPlan
PartI:Summary

PHAName: HuntsvilleHousingAuthority					<input checked="" type="checkbox"/> X <input type="checkbox"/>
Development Number/Name/HA- Wide	Year1 2001	WorkStatementforYear2 FFYGrant: 2002 PHAFY:	WorkStatementforYear3 FFYGrant: 2003 PHAFY:	WorkStatementforYear4 FFYGrant: 2004 PHAFY:	WorkS FFY:'0
XXY-01,AnywhereHomes	Annual Statement	\$0	\$0	\$0	
XXY-02,AnywhereHomes		\$0	\$0	\$0	
XXY-03,AnywhereHomes		\$0	\$0	\$0	
XXY-04,AnywhereHomes		\$0	\$0	\$0	
XXY-05,AnywhereHomes		\$0	\$0	\$0	
XXY-06,AnywhereHomes		\$0	\$0	\$0	
XXY-07,AnywhereHomes		\$0	\$0	\$0	
XXY-08,AnywhereHomes		\$0	\$0	\$0	
HA-WidePhysicalActivities		\$0	\$0	\$0	
HA-WideNon-PhysicalActivities		\$0	\$0	\$0	
HA-WideContingency@X%		\$0	\$0	\$0	
CFPFundsListedfor					
5-yearplanning		\$0	\$0	\$0	
ReplacementHousing					
FactorFunds		\$0	\$0	\$0	

CapitalFundProgramFive-YearActionPlan
PartI:Summary(Continuation)

HAName:					<input checked="" type="checkbox"/> X <input type="checkbox"/>
HuntsvilleHousingAuthority					
Development Number/Name/HA- Wide	Year1 2001	WorkStatementforYear2 FFYGrant: 2002 PHAFY:	WorkStatementforYear3 FFYGrant: 2003 PHAFY:	WorkStatementforYear4 FFYGrant: 2004 PHAFY:	WorkS FFY:'0
XXY-09,AnywhereHomes		\$0	\$0	\$0	
XXY-10,AnywhereHomes		\$0	\$0	\$0	
XXY-11,AnywhereHomes		\$0	\$0	\$0	
XXY-12,AnywhereHomes		\$0	\$0	\$0	
XXY-13,AnywhereHomes		\$0	\$0	\$0	
XXY-14,AnywhereHomes		\$0	\$0	\$0	
XXY-15,AnywhereHomes		\$0	\$0	\$0	
XXY-16,AnywhereHomes		\$0	\$0	\$0	
XXY-17,AnywhereHomes		\$0	\$0	\$0	
XXY-18,AnywhereHomes		\$0	\$0	\$0	
XXY-19,AnywhereHomes		\$0	\$0	\$0	
XXY-20,AnywhereHomes		\$0	\$0	\$0	
XXY-21,AnywhereHomes		\$0	\$0	\$0	
XXY-22,AnywhereHomes		\$0	\$0	\$0	
XXY-23,AnywhereHomes		\$0	\$0	\$0	
XXY-24,AnywhereHomes		\$0	\$0	\$0	
XXY-25,AnywhereHomes		\$0	\$0	\$0	
XXY-26,AnywhereHomes		\$0	\$0	\$0	
XXY-27,AnywhereHomes		\$0	\$0	\$0	
XXY-28,AnywhereHomes		\$0	\$0	\$0	

XXY-29,AnywhereHomes		\$0	\$0	\$0
XXY-30,AnywhereHomes		\$0	\$0	\$0

\$0\$0\$0

Original5-YearPlan

RevisionNo:

StatementforYear5

FFYGrant: 2005
PHAFY:

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Original5-YearPlan

RevisionNo:

StatementforYear5

FFYGrant: 2005
PHAFY:

\$0

\$0

\$0

\$0

\$0

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CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages---WorkActivities

Activitiesfor Year1 2001	ActivitiesforYear2 FFYGrant: 2002 PHAFY:			ActivitiesforYear3 FFYGrant: 2003 PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	XXY-01,AnywhereHomes	Site: None	\$0	XXY-01,AnywhereHomes	Site: None	\$0
		TotalSite:	\$0		TotalSite:	\$0
		MechanicalandElectrical: None	\$0		MechanicalandElectrical: None	\$0
		TotalM&E:	\$0		TotalM&E:	\$0
		BuildingExterior: None	\$0		BuildingExterior: None	\$0
		TotalB.E.:	\$0		TotalB.E.:	\$0
		DwellingUnits: None	\$0		DwellingUnits: None	\$0
		TotalDUs:	\$0		TotalDUs:	\$0
		DwellingEquipment: None	\$0		DwellingEquipment: None	\$0
		TotalD.E.:	\$0		TotalD.E.:	\$0
		InteriorCommonAreas: None	\$0		InteriorCommonAreas: None	\$0
		TotalICAs:	\$0		TotalICAs:	\$0
		Site-WideFacilities: None	\$0		Site-WideFacilities: None	\$0
		TotalSWFs:	\$0		TotalSWFs:	\$0
		NondwellingEquipment: None	\$0		NondwellingEquipment: None	\$0
		TotalINDE:	\$0		TotalINDE:	\$0
	SubtotalofEstimatedCost		\$0	SubtotalofEstimatedCost		\$0

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT -AL047j02

Section 8 Voucher Homeownership Option Plan

Introduction/Overview

The Housing Authority of the City of Huntsville, Alabama (HHA), is currently involved in creating a Section 8 Homeownership Option Plan for eligible families participating in the Section 8 Voucher Program. The Section 8 Homeownership Option Plan includes several program components that will assist the low-income residents in achieving their homeownership goals. The Section 8 Homeownership Option Plan is being implemented to facilitate ONLY those clients who have met the criteria for participating in the Section 8 Voucher program.

The Section 8 Voucher Program that will be inclusive of the Section 8 Homeownership Option Plan, is designed to include various components that can be used by different individual families. This plan is designed, so that an Individual Action Plan can be developed after a pre-screening process has been completed. The Individual Action Plan will then be developed with the individual resident and will be based specifically on the needs of the family. Information regarding the participant's financial status, credit status, and other information will be used to assist in the development of the Individual Action Plan. The Individual Action Plan will actually include a "to-do" list with timeliness so that the participant can reach mortgageability and can actually assume ownership of the home within a specific time.

The Homeownership Division/FSS will work directly with the residents that are included in this plan, so that they can achieve the goals that have been set forth in the Individual Action Plan. As the Individual Action Plan is written, an affordability calculation will be considered. The financial institution's underwriting criteria will also be considered. The Individual Action Plan will identify the individual's option of either a **Lease-to-Purchase Program** or a **Direct Purchase Program**.

If it has been determined that the participant will qualify for a mortgage, the Homeownership Division/FSS will work with the participant to find a home for purchase within the first sixty days of the contract, under the direct purchase method. If the client cannot be qualified for a mortgage at this time, the client will still be working directly with the Homeownership Division/FSS in order to implement their action plan, under **the Lease-to-Purchase Program**. The action plan will include a detail of the counseling and training that will be required of that specific client and will also include the steps in which that specific client must take in order to achieve mortgageability and achieve the actual ownership of a home. The client will also be involved in **the Family Self Sufficiency Program**.

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT -AL047a10

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This Section 8 Homeownership Option Plan will detail the steps that HHA will use to promote homeownership with the use of the Section 8 Voucher Program. This plan is being implemented in accordance with the "Section 8 Homeownership Program; Final Rule" issued September 12, 2000, and as prescribed in 24 CFR 982.625. The homeownership plan that will be developed under the Section 8 Voucher Program will be developed for clients who will be receiving "tenant -based" Section 8 voucher subsidy assistance. **The homeownership option is not available for units receiving Section 8 project -based assistance or public housing subsidy assistance.**

The HHA Section 8 Homeownership Division/FSS is currently working to develop a marketing program to attract new applicants into the Section 8 Voucher Program. The program will be designed to attract new applicants into the Section 8 Voucher Program. Those applicants will be included in the Homeownership Voucher waiting list and the current public housing portfolio. This marketing program will include flyers, brochures, and informational letters. The marketing program will be also included in orientation sessions that are offered to residents who are interested in participating in the Section 8 Voucher Program.

The clients that are currently participating in the Section 8 Tenant -Based Assistance Program can continue to receive rental subsidy. They will also have the option of enrolling in the Homeownership Assistance Program through the conversion program. The client would then "option" subsidy under a Section 8 Homeownership Voucher.

The Section 8 Homeownership Division/FSS will complete the necessary paperwork, arrange for a home inspection, and complete the individual interview. The Section 8 Voucher assistance that will be used to purchase, rather than rent a home, can be used for the Direct Purchase Program. **The voucher can also be used to assist the client in purchasing a Cooperative Housing Corporation (Cooperative) membership.** The Housing Authority of the City of Huntsville, Alabama, would like to pilot this Section 8 Homeownership Option Plan to include twenty new Section 8 Voucher subsidy recipients. Of this pool of twenty recipients, the HHA would like to target five of those assistance units towards clients with special housing needs.

The special needs clients will include mentally and physically challenged clients, as well as clients who have been designated to be "special needs" clients.

The Section 8 Voucher Homeownership Option Plan will be introduced to the clients who are interested in participating at an open homeownership session. **The mandatory requirements of the program will be detailed during the orientation session.** If the client participant cannot meet the mandatory requirements at the current time, the client will be included in the Homebuyer Club.

The specific program components that will be included in the Section 8 Voucher Homeownership Option Plan can be used to partner programs with those residents receiving Section 8 Voucher assistance. This Partnering will include but limited to, the counseling and training programs, the Homebuyer Club, the Family Self-Sufficiency Program, and other

SECTION 8 HOMEOWNERSHIP CAPACITY STATEMENT -AL047a10

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homeownership programs. This partnership will expand the opportunities that will be made available to the client.

The Section 8 Voucher assistance that will be offered through the Section 8 Voucher Homeownership Option Plan will be limited to a period of **ten years**, in accordance with the proposed rule.

The **ten year** limitation on the assistance does prompt The Housing Authority of the City of Huntsville, Alabama, to consider mandatory requirements in order to ensure that the family will be prepared to assume home mortgage payment requirements within this **ten year** period. All supporting programs, which will include the Family Self-Sufficiency Program, the counseling and training program, and other support programs, will be designed to assist the family in meeting these requirements within the allotted time period.

BRIEF PROGRESS OF 5 -YEAR PLAN – AL047i02

The Housing Authority of the City of Huntsville, Alabama (HHA), provides herewith the following brief statements of its progress report to-date in meeting the Mission, Goals and Objectives, as outlined in its current 5 -Year Plan:

1. HHA, in its implementation of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and Section 511 - Public Housing Agency Plans, has made progress along with the public housing industry to stay abreast with the HUD issued regulations and notices. QHWRA is a revolutionary legislative Act, with clearly evolutionary aspects that HHA is continuing to address in a flexible administrative manner.
2. HHA, in the performance of its Mission Statement, provides a needed service to the jurisdiction in eliminating the negative influence of poverty in public housing, to ensure that the customers served develop self-esteem, and to promote fulfilling and productive lives.
3. HHA's fourteen Goals and Objectives in its 5 -Year Plan demonstrate the progressive management approach to the delivery of its services in an accountable and efficient manner, responding to the community desires and needs.
4. In this first Annual Plan following HHA's first PHA Plan, HHA has maintained its High Performer status designation and solid progress has been attained in each of its stated PHA Goals, HUD Strategic Goals, and PHA Objectives, to date.
5. Additionally, HHA has made measurable progress in the following:
 - Implementing income generating measures (lease -up Section 8 vouchers to the maximum allowable budgeted authority) .
 - Improving physical conditions and appearances of all developments and properties, improvement and enhancement of HHA's public image .
 - Preparing residents served for the ongoing welfare program changes .
 - Attracting working families as applicants and residents .
 - Recruiting and outreaching landlord participants to serve the Section 8 program.
 - Maximizing the use for HUD grants attained under the Capital Fund Program (CFP), Public Housing Drug Elimination Program (PHDEP), and Economic Development and Supportive Services Grant (EDSS) .
 - Furthering HHA's level of public housing resident customer service satisfaction scores.

In summary, HHA's Annual and 5-Year Plans are based on the premise that if we accomplish our Goals and Objectives, HHA will be working toward the achievement of our Mission Statement.

ADMISSIONS PET POLICY - AL047h02

In accordance with the The Housing Authority of the City of Huntsville, Alabama's "Admissions and Continued Occupancy Policy" (A.C.O.P.) adopted August 2000 is the following policy.

19.0 PET POLICY

19.1 EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all residents to maintain their units and associated facilities in a decent, safe, and sanitary manner and to refrain from disturbing their neighbors.

19.2 PETS IN SENIOR BUILDINGS

The Huntsville Housing Authority will allow for pet ownership in developments or buildings designated for use by elderly and/or disabled families and in any development or building for which elderly and/or disabled families are given preference. Except at the developments and buildings listed below, pet ownership is prohibited in all public housing properties.

A. L.R. Patton Addition

B. Todd Towers

C. Johnson Towers

19.3 PETS IN PUBLIC HOUSING

The Huntsville Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Huntsville Housing Authority harmless from any claims caused by an action or inaction of the pet.

19.4 APPROVAL

Residents must have the prior **written approval** of the Housing Authority before moving a pet into their unit. **Residents must request approval on the Authorization for Pet Ownership Form** that must be fully completed before the Housing Authority will approve the request. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.

ADMISSIONS PET POLICY - AL047a08

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19.5 TYPES AND NUMBER OF PETS

The Huntsville Housing Authority will allow only common household pets. This means only domesticated animals such as a **dog, cat, bird, rodent (including a rabbit), fish in aquariums or a turtle** will be allowed in units. Common household pets do not include reptiles (**except turtles**). If this definition conflicts with a state or local law or regulation, the state or local law or regulation shall govern.

All dogs and cats must be spayed or neutered by the age of six months, and cats must be **declawed** by the age of **three (3) months**. A licensed veterinarian and/or staff of the humane society must verify this fact, prior to the execution of this agreement and/or **within ten (10) days** of the pet becoming of age.

Only **one (1) or two (2)** pets per unit will be allowed according to this schedule.

Unit Size	Pets
Zero Bedroom	0
One Bedroom	1
Two Bedrooms	1
Three Bedrooms	2
Four or More Bedrooms	2

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight-trained dogs, will not be allowed.

Also, weight of a cat animal may exceed **10 pounds** (fully grown) and a dog may not exceed **20 pounds** in weight (fully grown). All other four-legged animals are limited to **10 pounds** in weight (fully grown).

19.6 INOCULATIONS

In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. **A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Huntsville Housing Authority to attest to the inoculations.**

19.7 PET DEPOSIT

An **annual fee** and **pet deposit** is required at the time of registering a pet. The deposit **ONLY** is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear. A separate deposit is required for **EACH** pet.

ADMISSIONS PET POLICY - AL047a08

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19.8 Financial Obligation of Residents

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation in the pet owner's unit will be the financial responsibility of the pet owner and the Huntsville Housing Authority reserves the right to exterminate and charge the resident.

19.9 NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas.

Repeated substantiated complaints by neighbors or Huntsville Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owner having to remove the pet or move him/herself.

Pets whomake noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

19.10 DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit (no outdoor cages may be constructed). Pets will be allowed only in designated areas on the grounds of the property if the HA designates a pet area for the particular site. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

With the exception of assistive animals, no pet shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways or office in any of our sites.

To accommodate residents who have medically certified allergic or phobic reactions to dogs, cats, or other pets, those pets may be barred from certain wings (or floors) in our development(s)/(building(s)). This shall be implemented based on demand for this service.

19.11 MISCELLANEOUS RULES

Pets may not be left unattended in a dwelling unit for over **24** hours. If the pet is left unattended and no arrangements have been made for its care, the HA will have the right to enter the premises and take the uncared-for pet to be boarded at a local animal care facility at the total expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

ADMISSIONS PET POLICY - AL047a08

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Residents must take appropriate action to protect their pets from fleas and ticks.

All dogs must wear a tag bearing the resident's name and phone number and the date of the latest rabies inoculation.

Pets cannot be kept, bred or used for any commercial purpose.

Residents owning cats shall maintain water proof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others must enter the pet owner's apartment to conduct business, provide services, enforce lease terms, etc.

If a pet causes harm to any person, the pet's owners shall be required to permanently remove the pet from the Housing Authority's property within **24** hours of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

A pet owner who violated any other condition of this policy may be required to remove his/her pet from the development within **10** days of written notice from the Housing Authority. The pet owner may also be subject to termination of his/her dwelling lease.

The Housing Authority's grievance procedure shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

19.12 VISITING PETS

Pets that meet the size and type criteria outlined above may visit the developments/communities where pets are allowed for up to two weeks without Huntsville Housing Authority approval. Residents who have visiting pets must abide by the conditions of this policy regarding health, sanitation, nuisances, and peaceful enjoyment of others. If visiting pets violate this policy or cause the resident to violate the lease, the resident will be required to remove the visiting pet.

19.13 REMOVAL OF PETS

The Huntsville Housing Authority, or an appropriate community authority, shall require the removal of any pet from a development if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the development or of other persons in the community where the development is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Huntsville Housing Authority has permission to call the emergency caregiver designated by the resident or the local Pet

ADMISSIONS PET POLICY - AL047a08

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Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for it. Any expenses incurred will be the responsibility of the pet owner.

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD OR BOARDS – AL047g02

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

The Resident Advisory Board members were appointed to represent the residents in developing the Comprehensive Agency Plan at HHA's City -Wide Resident Association meeting on July 24, 2001. The following table lists the appointed members:

Name	Development Represented
Ms. Sarah Jones	Vice-President, Brookside Resident Council
Mr. Leonard Smith	Resident, Butler Terrace
Ms. Catherine Meagher	President, Council Court Resident Council
Ms. Marvelene Lynch	President, Johnson Towers Resident Council
Mr. David Sanford	President, Lincoln Park Resident Council
Ms. Marilyn King -Jordan	Vice-President, Northwoods Resident Council
Ms. Jacqueline Jones	President, Northwoods Addition Resident Council
Ms. Dorothy Ford	President, Searcy Homes Resident Council
Mr. Willie Herford	Vice President, Sparkman Homes Resident Council
Ms. Sharon Litsey	Participant, Section 8
Mr. Otis Morrison	Participant, Section 8
Ms. Cerene Prince	Participant, Section 8

AL047f02:ResidentMemberof thePHA GoverningBoard

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:
Commissioner Naomi Johnson

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed – By the Mayor of the City of Huntsville, Alabama

C. The term of appointment is (include the date term expires):

The appointed term is 5 years and expires on August 14, 2004

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS – AL047e02

COMMUNITY SERVICE

Memorandum of Understanding

- Established between HHA and the Madison County Department of Human Resources (DHR).
- Established by the Alabama Association of Housing and Redevelopment Authority, (AAHRA), Alabama Public Housing Division, and the Alabama State Department of Human Resources.
- Provides for joint review of public housing and Section 8 residents that are receiving TANF by HHA and DHR.
- HHA and DHR will coordinate and streamline the delivery of services to joint recipients of assistance.

Economic Development and Supportive Services Program

- Refers community service eligible residents to HHA Economic Development and Support Services Program.
- Residents perform 20 hours on-the-job training, four hours community service, and four hours of education each week.
- Total of 16 hours of community service each month.
- Effective April 1, 2002, community service program will be suspended according to the FY 2002 Congressional Appropriation.

RESIDENTSURVEYFOLL OW-UPPLAN –AL047d 02

CUSTOMERSERVICEANDSATISFACTIONSURVEY IMPROVEMENTPLANFOR2001

<u>Action/AdministrativeItem</u>	<u>CompletionDate</u>	<u>FundingSource</u>
<p>1. Communication</p> <p>Newsletter</p> <ul style="list-style-type: none"> • HHAwillcontinuetopublishtheResidentInformation Sourcequarterly that informsresidentsabout programs,events,activitiesthatare ongoinginand surrounding publichousing communities. • Asectionofthenewsletterwillbesetasideastheresidentcouncilcorner. Residentcouncilswillhavetheopportunitytoincludeinformationabouttheir communities. • Anarticle willbepublished ineachissue abouttheCustomerServiceand SatisfactionSurvey. <p>Publican AnnualCalendar</p> <ul style="list-style-type: none"> • IncludetheCustomerServiceandSatisfactionSurveyasaneventontheannual calendarpublishedbyHHA. <p>ConductSeveralCommunityTownHallMeetings</p> <ul style="list-style-type: none"> • ConductthreeTownHallMeetingsinconjunctionwiththeHousingAgencyPlan meetings. • Northwoods • ButlerTerrace • SparkmanHomes <p>DevelopRelationshipwithCommunitiesAgencies</p> <ul style="list-style-type: none"> • Sharecorrespondencewithon -siteagenciestoinformthemoftherequirementof theCustomerServiceandSatisfactionSurvey. 	Inpro cess	Operating Subsidy/Resident ServicesBudgets

RESIDENTS SURVEY FOLLOW-UP PLAN –AL047a04

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<ul style="list-style-type: none">• Further develop a quarterly social services meeting with agencies that provide services to public housing residents in an effort to publicize and expand programs, events, and activities and encourage resident participation. <p>Conduct Board of Commissioners Meeting in different communities on a quarterly basis beginning January 2002 in the Sparkman Homes Community.</p> <p>Strengthen Customer Service efforts through design and training and communicate the improvements to the staff and the residents.</p> <p>Utilize HHA's marketing video at the housing managers' office and the main lobby to publicize services that are available in different communities.</p> <p>2. Safety</p> <p>HHA has been successful for the past eight (8) years in the Public Housing Drug Elimination Program (PHDEP) which has increased law enforcement above baseline service in the targeted communities.</p> <p>Establish contracts with off-duty police officers to provide law enforcement in targeted communities as an effort to fill potential voids in view of national crisis.</p> <p>The Resident Councils are active in all communities with resident participation activities. These activities provide a sense of community pride and ownership thus curtailing the potential for criminal activities.</p> <p>HHA has established a police substation in the Northwoods community and is currently negotiating to establish another substation in the L.R. Patton community.</p>	In process	PHDEP
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<p>Residents have police officers' contact numbers for direct reporting of criminal activities.</p> <p>Brochures and newsletters are distributed to residents publicizing law enforcement and encouraging interaction between the police and residents.</p> <p>3. Neighborhood Appearance</p> <p>Implemented a Yard-Of-The-Month Competition</p> <ul style="list-style-type: none"> • A household from each community is selected each month. • All communities are involved to include the elderly towers. • A local radio station that provides prizes for winners supports the program. <p>Landscaping and outside improvements have been made in several communities.</p> <p>The City of Huntsville Beautification Program has recognized the Housing Authority's efforts with two awards.</p> <p>The housing managers are required to perform daily patrol of their communities issuing warnings and citations for unsightly personal areas.</p> <p>The housing managers and maintenance staff are responsible for maintaining common areas daily.</p>	<p>In process</p>	<p>Operating Subsidy/Maintenance Dept./CGP and CFP Budgets</p>
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CIVILRIGHTSCERTIFI CATION –AL 047c02

TheHousingAuthorityoftheCityofHuntsville,Alabama ,doesherebyagreeandcertifythatit willcarryoutthisAgencyPlan(bothourFive -YearPlanandourAnnualPlan)incompliance withallapplicablecivilrightsrequirementsandwillaffirmativelyfurtherfairhousing.In particular,wewillcomplywithtitleVI oftheCivilRightsActof1964,theFairHousingAct, section504oftheRehabilitationActof1973,and TitleIIoftheAmericanswithDisabilitiesAct of1990.Thisisincontinuationofourlong -standinganti -discriminationtradition.

T.A.Harris,Jr.
ExecutiveDirector

Date

RESIDENT ADVISORY BOARD RECOMMENDATIONS FY2002 – AL047b02

The Housing Authority of the City of Huntsville, Alabama's (HHA's), Agency Plan contained herein, along with referenced documents on file at the HHA's Administrative Offices, includes the submission requirements as outlined in HUD's latest directives and the Public Housing Agency Plan's Desk Guide dated September 20, 2001. HHA, by virtue of its designation as a "High Performer" under the Public Housing Management Assessment Program (PHMAP), seven of the eighteen factors in this plan are not required submissions.

The planning process began on July 24, 2001, before the establishment of HHA's Resident Advisory Board (RAB) by appointment at the City-Wide Resident Association, on that date. The initial nine RAB members were representatives from HHA's Public Housing program, either resident council presidents or officers. There were three additional RAB members selected to become participant representatives from HHA's Section 8 program, on July 31, 2001.

HHA and its RAB committees scheduled the following timeline for meetings on the Agency Plans:

Thursday, August 30, 2001, 10:00a.m.	– 11:30a.m. (Regular Meeting)
Tuesday, September 11, 2001, 1:00p.m.	– 2:30p.m. (Regular Meeting)
Thursday, September 27, 2001, 10:00a.m.	– 11:30a.m. (Regular Meeting)
Thursday, October 11, 2001, 10:00a.m.	– 11:30 a.m. (Regular Meeting)
Thursday, October 25, 2001, 10:00a.m.	– 11:30a.m. (Regular Meeting)
Thursday, November 15, 2001, 10:00a.m.	– 11:30a.m. (Regular Meeting)
Public Hearing - Thursday, December 13, 2001, 5:00p.m.	– 6:00p.m. (Public Hearing Meeting)

Agenda items for each of these regular meetings and the public hearing meeting are on file and generally consist of the following presentation, review and discussion elements:

1. An overview of the Quality Housing and Work Responsibility Act of 1998 (QHWRA).
2. Section 511 – Public Housing Agency Plan requirements of QHWRA.
3. A presentation, review and discussion of HHA's Comprehensive Agency Plan Development and Planning Processes (flowchart and timeline), revisions to HHA's Public Housing Admissions and Continued Occupancy Policy (ACOP), Public Housing Dwelling Lease, and Section 8 Administrative Plan (Admin. Plan), in accordance with the QHWRA's mandated changes.
4. A presentation, review and discussion of the HUD 50075 – PHA Plans Template, HHA's Mission Statement, HHA's Executive Summary and PHA 5 – Year Plan Goals and Objectives, and HHA's Executive Summary of the Annual PHA Plan.
5. A presentation, review and discussion of the RAB Suggestion/Comment Form and Process tool used to receive recommendations from the RAB committee and general public/local government.

6. A presentation, review and discussion of HHA's Housing Needs in the Jurisdiction served by the PHA, HHA's strategy for Addressing the Housing Needs for Families in the PHA's Jurisdiction, HHA's Demolition and Disposition Plans Activities, HHA's Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities, HHA's Safety and Crime Prevention Measures, and HHA's Capital Fund Program Annual Statement – Parts I, II, and III.

At each of the regularly scheduled RAB meetings and the Public Hearing Meeting, the respective agenda items consisted of an approval of the minutes of that meeting (*on file*) with letters sent to the entire RAB committee (*on file*).

On December 3, 2001, HHA sent official notification letters (*on file*) to all twelve RAB committee member representatives and the Board of Commissioners members, respectively, announcing the Public Hearing Meeting date, place and time, along with the meeting agenda, to solicit public and private sector participation and comment regarding HHA's Agency Plan, which have been developed in compliance with the QHWRA.

Finally, as a result of HHA's Resident Advisory Board meetings, as presented above and including the Public Hearing Meeting, the following synopsis of the written suggestion/comment forms submitted by the RAB and public/private sectors are as follows:

1. Winterizing the windows is requested by some of the developments.
2. Playground equipment is needed for the Butler Terrace development due to the increase of number of children.
3. Agency Plan – It would be helpful to add page numbers on the Table Library section to aid in the ease of locating these sections that are addressed at the Resident Advisory Board meetings.

ADMISSIONS POLICY FOR DECONCENTRATION –AL0 47a02

In accordance with the The Housing Authority of the City of Huntsville, Alabama's "Admissions and Continued Occupancy Policy" (A.C.O.P.) adopted August 2000 is the following policy.

SECTION XXVI. DECONCENTRATION RULE

1. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40% of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take actions to ensure that no individual development has a concentration of higher income families in one or more of the developments. To ensure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the Huntsville Housing Authority's computer system.
2. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.
 - B. To accomplish the goal of:
 - (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - (2) Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Resident Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.